



CITY OF SAN DIEGO

Date of Notice: December 2, 2004

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	December 16, 2004
TIME OF HEARING:	9:00 a.m.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California
PROJECT TYPE:	TENTATIVE MAP
PROJECT NUMBER:	PROJECT NO. 30430
PROJECT NAME:	<u>GRIM AVENUE TENTATIVE MAP</u>
APPLICANT:	Lancer Properties Group, LLC
COMMUNITY PLAN AREA:	Greater North Park
COUNCIL DISTRICT:	District 3
CITY PROJECT MANAGER:	Michelle Sokolowski, Development Project Manager
PHONE NUMBER:	(619) 446-5278

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Tentative Map, including a request to waive the undergrounding of the existing utilities, to convert five existing residential units to condominiums on a 0.143-acre site located at 3376 Grim Avenue in the RS-1-7 Zone. No new construction is proposed with this project.

Should the condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. Each tenant has the exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing tenant within this project, you may have rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7580, or find the details on their website at: <http://www.sdhc.net/haotherprog1h.shtml>.

The decision of the Planning Commission is final unless appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. To file an appeal, contact the City Clerk at 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALDs) are available for the meeting upon request.

Job Order No. 42-2538